



CITY OF MORGAN HILL

**CITY COUNCIL
MORGAN HILL REDEVELOPMENT AGENCY**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Hedy L. Chang, Mayor Pro Tempore
Cynthia J. Cook, Council Member
Steve Tate, Council Member
Greg Sellers, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Cynthia J. Cook, Vice-Chairperson
Hedy L. Chang, Agency Member
Steve Tate, Agency Member
Greg Sellers, Agency Member

TUESDAY, NOVEMBER 23, 1999

AGENDA

JOINT MEETING

CITY COUNCIL SPECIAL MEETING

and

REDEVELOPMENT AGENCY SPECIAL MEETING

A Special Meeting is called for Tuesday, November 23, 1999 at 6:00 P.M. for the purpose of holding Closed Sessions.

Dennis Kennedy, Mayor

6:00 P.M.

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(City Clerk/Agency Secretary Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk/Agency Secretary Torrez)

OPPORTUNITY FOR PUBLIC COMMENT

City Council Action

CLOSED SESSION:

**Time
Estimate**

- | | |
|-------------------|---|
| 10 minutes | <p style="text-align: center;">1.</p> <p>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</p> <p>Legal Authority: Government Code Section 54956.8</p> <p>Property: APN 813-13-01; 37.8 Acres
(Soccer Complex)</p> <p>Negotiating Parties</p> <p>For Property Owners: Tadashi & Alice A. Kadonaga, Trustee</p> <p>For City: Jim Ashcraft; F. Gale Connor; David M. Jinkens</p> <p>Under Negotiation: Price and Terms of Payment</p> |
| 10 minutes | <p style="text-align: center;">2.</p> <p>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</p> <p>Legal Authority: Government Code Section 54956.8</p> <p>Property: APN 825-06-002, 003, 029, 030; 36.6 Acres
(Railroad/Maple)</p> <p>Negotiating Parties</p> <p>For Property Owners: Costa Family Partners</p> <p>For City: Jim Ashcraft; F. Gale Connor; David M. Jinkens</p> <p>Under Negotiation: Price and Terms of Payment</p> |
| 10 minutes | <p style="text-align: center;">3.</p> <p>CONFERENCE WITH REAL PROPERTY NEGOTIATOR</p> <p>Legal Authority: Government Code Section 54956.8</p> <p>Property: APN 725-01-18; 5.8 Acres
(Monterey/Tilton)</p> <p>Negotiating Parties</p> <p>For Property Owners: Coldwell Banker</p> <p>For City: Jim Ashcraft; F. Gale Connor; David M. Jinkens</p> <p>Under Negotiation: Price and Terms of Payment</p> |
| 30 minutes | <p>Pursuant to Government Code 54957</p> <p>Public Employee Performance Evaluation: City Manager</p> <p>Attendees: City Council; City Manager; City Attorney; R. William Mathis</p> |

CLOSED SESSION ANNOUNCEMENT:

7:00 PM

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC SERVICE ANNOUNCEMENT

Eric Hilding

**Time Estimate:
10 minutes**

INTRODUCTIONS

Leadership Morgan Hill Class

CERTIFICATES OF RECOGNITION

CITY COUNCIL REPORT

Mayor Pro Tem/Agency Member Chang

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE
ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT
IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

Redevelopment Agency Action

OTHER BUSINESS:

Time Estimate			Page
1)	60 minutes	<u>REQUEST TO APPROVE A PROPOSAL FOR THE RELOCATION AND REHABILITATION OF THE MORGAN HILL ELEMENTARY SCHOOL BUILDING</u>	1
		<u>Recommended Action:</u>	
		1. <u>Approve</u> the Di Salvo Proposal for the Relocation and Rehabilitation of the Morgan Hill Elementary School Building, and	
		2. <u>Direct</u> Staff to Negotiate and Prepare an Agreement with J. L. Di Salvo and His Project Team.	

City Council and Redevelopment Agency Action

PUBLIC HEARINGS:

Time Estimate		Page
2) 90 minutes	<u>GPA-98-01 & ZA-99-14: CITY OF MORGAN HILL</u> 69 <u>Recommended Action:</u> Request staff presentation. Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. <u>Council Discussion.</u> <u>City Council Action:</u> Action - <u>Motion to Adopt</u> Resolution No. 5333 Certifying the EIR and Make Findings Pursuant to the California Environmental Quality Act; Action - <u>Motion to Adopt</u> Resolution No. 5329, Approving the General Plan Amendment Action- <u>Motion to Waive</u> the Reading in Full of Ordinance No. 1465, N.S., Approving the Zoning Amendment. <u>Motion to Introduce</u> Ordinance No. 1465, N.S. by Title Only. <u>Redevelopment Agency Discussion.</u> <u>Redevelopment Agency Action:</u> Action - <u>Motion to Adopt</u> Resolution No. MHRA-210 Certifying the EIR and Make Findings Pursuant to the California Environmental Quality Act; Action - <u>Motion to Conceptually Approve</u> the Corner of Monterey Road and Dunne Avenue for a Community Center of Approximately 44,000 Square Feet.	

CONSENT CALENDAR:

Time Estimate		Page
	Consent Calendar: 10 Minutes	
3)	<u>APPROVAL OF REGULAR REDEVELOPMENT AGENCY AND SPECIAL CITY COUNCIL MEETING MINUTES OF OCTOBER 27, 1999</u> 157	

City Council Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #4 through #19 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time	Estimate	Page
Consent Calendar: 15- 30 Minutes		
4)	<u>OCTOBER FINANCE AND INVESTMENT REPORT</u> 173 <u>Recommended Action: Accept and File</u> Report.	173
5)	<u>TAXI LICENSE AND TAXI DRIVER PERMIT FEE</u> 199 <u>Recommended Action: Adopt</u> Resolution No. 5327 Establishing Fees for Taxicab Licenses and Taxicab Drivers Permits.	199
6)	<u>LETTERHEAD TO BE USED BY MAYOR AND COUNCIL MEMBERS</u> <i>(CONTINUED FROM 11/3/99 meeting)</i> 203 <u>Recommended Action: Authorize</u> Staff to Design and Purchase City Letterhead Listing the Mayor and All Council Members as a Group and Individually (Personalized Letterhead).	203
7)	<u>AWARD OF CONTRACT FOR NOB HILL TERRACE SEWER REALIGNMENT PROJECT</u> 211 <u>Recommended Action: Award</u> Contract to Santa Cruz Engineering Contractors, Inc. for the Construction of Nob Hill Terrace Sewer Realignment Project in the Amount of \$39,755.	211
8)	<u>ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR SHADOWBROOK PH. III (TRACT 9056)</u> 215 <u>Recommended Action:</u> 1. <u>Adopt</u> Resolution No. 5328 Accepting the Public Improvements for Tract 9056, Commonly Known as East Main - Shadowbrook Ph. III and 2. <u>Direct</u> the City Clerk to File a Notice of Completion with the County Recorder's Office.	215
9)	<u>PURCHASE OF PUBLIC WORKS REPLACEMENT VEHICLES</u> 221 <u>Recommended Action:</u> 1. <u>Authorize</u> Vehicle Purchases through the State of California General Services Procurement Process for the Vehicles Identified in this Report for a Total Cost of \$96,691.27 and 2. <u>Declare</u> Vehicles on Spreadsheet as Surplus and <u>Authorize</u> Sale at Auction.	221
10)	<u>NOVEMBER 2, 1999 SPECIAL MUNICIPAL ELECTION - CERTIFIED STATEMENT OF ELECTION RESULTS</u> 225 <u>Recommended Action: Adopt</u> Resolution No. 5330 of the City Council of the City of Morgan Hill Reciting the Facts of the Special Municipal Election of November 2, 1999.	225
11)	<u>REQUEST TO AUTHORIZE MAYOR TO SERVE ON THE SANTA CLARA VALLEY TRANSPORTATION AUTHORITY (VTA) AND RELATED COMMITTEES</u> 231 <u>Recommended Action: Authorize</u> Mayor to Serve as a Regular Voting Member of the Santa Clara Valley Transportation Authority (VTA), to Serve as a Representative of the Morgan Hill, Gilroy, Milpitas (MGM) Group and to Participate in the Transit Planning and Operations Committee.	231

	Time Estimate		Page
		Consent Calendar: 15- 30 Minutes (continued)	
12)		<u>RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT NO. 4</u>	233
		<u>Recommended Action:</u> <u>Accept</u> the Report by Minute Action.	
13)		<u>REQUEST TO FUND MILLENNIUM ACTIVITIES</u>	249
		<u>Recommended Action:</u> <u>Authorize</u> and <u>Appropriate</u> Funding for Millennium Activities.	
14)		<u>REQUEST THAT SCRWA FORMALIZE TECHNICAL ADVISORY COMMITTEE (TAC) MEETINGS</u>	251
		<u>Recommended Action:</u> <u>That the City Manager be authorized</u> to Send to the SCRWA Authority Manager a Request That the SCRWA TAC Process be Formalized to Include Membership, Time and Location of Meetings, Meeting Agendas, Voting and Reporting.	
15)		<u>REQUEST TO ENDORSE “ACTION FOR BETTER CITIES” A NONPROFIT ORGANIZATION</u>	253
		<u>Recommended Action:</u> <u>Adopt</u> Resolution No. 5324 Endorsing the “Action for Better Cities” Nonprofit Organization.	
16)		<u>RESOLUTION ADDING CITY COUNCIL MEMBERS TO CALPERS HEALTH PROGRAM</u>	267
		<u>Recommended Action:</u> <u>Adopt</u> Resolution No. 5331 Approving Amendment to the City Contract with the CalPERS Health Program, adding Members of the City Council to Same.	
17)		<u>RECLASSIFICATION AND ADDITION TO THE MANAGEMENT RESOLUTION</u>	273
		<u>Recommended Action:</u>	
		1. <u>Approve</u> the Reclassification of the Position of Recreation Manager, and	
		2. <u>Adopt</u> Resolution No. 5332 Amending the Management, Professional and Confidential Employees Resolution No. 5320 which Assigns a New Salary Range to the Position of Recreation Manager, and Adds to the Resolution the Position of Recreation Supervisor.	
18)		<u>APPROVAL OF SPECIAL MEETING MINUTES OF NOVEMBER 8, 1999</u>	277
19)		<u>APPROVAL OF SPECIAL MEETING MINUTES OF NOVEMBER 10, 1999</u>	279

PUBLIC HEARINGS:

	Time Estimate		Page
20)	20 minutes	<u>ZONING AMENDMENT APPLICATION ZAA-95-11: SANDALWOOD-NELSON</u> . . .	281
		<u>Recommended Action:</u> Request staff presentation. Public Hearing Opened. Please Limit Your Remarks to 3 Minutes. Public Hearing Closed. <u>Council Discussion.</u>	

Action- Motion to Waive the Reading in Full of Ordinance No. 1466, N.S., the Residential Planned Development (RPD) Ordinance
Motion to Introduce Ordinance No. 1466, N.S. by Title Only.

Redevelopment Agency Action

CONSENT CALENDAR:

	Time Estimate		Page
	Consent Calendar: 10 Minutes		
21)		<u>OCTOBER FINANCE AND INVESTMENT REPORT</u> <u>Recommended Action: Accept and File</u> Report.	297

OTHER BUSINESS: (continued)

	Time Estimate		Page
22)	20 minutes	<u>CONCEPTUAL APPROVAL OF A FIRM TO PROVIDE PROJECT FACILITIES MANAGER SERVICES TO COORDINATE AND FACILITATE THE DEVELOPMENT OF REDEVELOPMENT AGENCY PROJECTS</u> <u>Recommended Action: Direct</u> Staff to Proceed with the Development of this Concept, Request Proposals from Firms for Such Services, and Come Back to the Agency in January/February 2000 with a Proposal for Approval.	307
23)	20 minutes	<u>REQUEST TO APPROVE LOAN AGREEMENT AND RELATED LOAN DOCUMENTS WITH SOUTH COUNTY HOUSING CORPORATION (SCH) OR THEIR ASSIGNS FOR THE VILLA CIOLINO ACQUISITION AND DEVELOPMENT PROJECT</u> <u>Recommended Action: Adopt</u> Resolution No. MHRA-209: 1. <u>Approving</u> the Loan Agreement in the Amount of \$1.9 million to South County Housing (SCH), or their assigns, for the Villa Ciolino Acquisition and Development Project (Attachment 1), and 2. <u>Authorizing</u> the Executive Director to do everything necessary to Execute the Documents Required to Finalize the Loan Transaction, including Making Modifications to the Form of the Documents and Changes to the Structure of the Transaction, but only so Long As the Loan Amount and Repayment Terms are Not Modified in a Material Fashion.	309

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
		<u>SECOND READING OF ORDINANCE:</u> Full Reading Waived By Majority Vote. (Government Code Section 36934) Action -- <u>Adopt</u> Ordinance by roll call vote.	
24)	5 minutes	<u>ADOPT ORDINANCE NO. 1461, NEW SERIES</u> An Ordinance of The City Council of The City of Morgan Hill Adding Chapter 5.54 of The Municipal Code, Regarding Taxicabs	321
25)	10 minutes	<u>SECOND READING AND ADOPTION OF ORDINANCE NOS.</u> <u>1463 AND 1464, NEW SERIES</u> <u>ADOPT ORDINANCE NO. 1463, NEW SERIES</u> An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment to Establish a Precise Development Plan for the Fifty Unit Phase IV Portion of the Single-family Residential Planned Development Known as "Central Park" Located on 21.10 Acres on the North Side of Central Avenue on the Northerly Extension of Calle Hermosa (APN 726-27-037), as amended, and <u>ADOPT ORDINANCE NO. 1464, NEW SERIES</u> An Ordinance of the City Council of the City of Morgan Hill Approving Development Agreement Application DA-99-03 for Measure P Project MP-98-30: Central - Central Park. (APN 726-27-037)	333

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT